

Resource Number: 5BL852  
Temporary Resource Number: 157508414012

COLORADO CULTURAL RESOURCE SURVEY  
**Cultural Resource Re-evaluation Form**

OAHP1405  
Rev. 9/98

1. Resource Number: 5BL852 2. Temp. Resource Number: 157508414012

2A. Address: 801 LaFarge Avenue, Louisville, CO 80027

(Previous address prior to 1939: 306 LaFarge. Louisville addresses were changed in 1939.  
LaFarge is sometimes spelled La Farge. Alternate addresses may be 801 La Farge and 306 La Farge.)

3. Attachments

(check as many as apply)

- ☒ Photographs  
☒ Site sketch map  
☒ U.S.G.S. map photocopy  
☐ Other \_\_\_\_\_  
☐ Other \_\_\_\_\_

4. Official determination

(OAHP USE ONLY)

- ☐ Determined Eligible  
☐ Determined Not Eligible  
☐ Need Data  
☐ Nominated  
☐ Listed  
☐ Contributing to N.R. District  
☐ Not Contributing to N.R. Dist

5. Resource Name: Historic Name: Eberharter/Smith House

Current Name: Reis House

6. Purpose of this current site visit (check as many as apply)

- ☐ Site is within a current project area  
☒ Resurvey  
☒ Update of previous site form(s)  
☐ Surface collection  
☐ Testing to determine eligibility  
☐ Excavation  
☐ Other \_\_\_\_\_

Describe: This property is within the Jefferson Place Subdivision in Louisville, which is being evaluated for historic district potential in 2010 – 2011. This resurvey is part of the historic district evaluation process.

7. Previous Recordings: Architectural Inventory Form 2000, as part of "Old Town" Louisville Historical Building Survey by Carl McWilliams of Cultural Resource Historians. Architectural Inventory Record Form 1982 as part of Louisville Historical Survey by Steven R. Whissen of the City of Louisville

8. Changes or Additions to Previous Descriptions:

Construction History: The house was built between 1882 and 1903. Its exact construction date is unknown. In the 1930s the basement under the house and the adjacent store was excavated by hand. The basements were, and continue to be, one continuous basement. Between 1950 and 1956, the house was moved east by about 15 feet and north by 3 or 4 feet. Prior to 1950, the open corner porches on the first and second floors were filled in. The current wood windows in these locations may have been taken from some other building since they appear to be of historic design and construction. After 1950, south side windows on the one-story south wing were replaced with smaller windows in different openings. Aluminum siding replaced the original wood siding on the entire building in 1982.

Landscape or special setting description: Jefferson Place Subdivision is a historic residential neighborhood adjacent to downtown Louisville. The subdivision is laid out on a standard urban grid of narrow, deep lots with rear alleys. Houses are built to a fairly consistent setback line along the streets with small front lawns, deep rear yards and mature landscaping. Small, carefully maintained single-family residences predominate. Most of the



houses are wood framed, one or one and one-half stories in height, featuring white or light-colored horizontal wood or steel siding, gabled or hipped asphalt shingled roofs and front porches. While many of the houses have been modified over the years, there is a clear intent to preserve the historic character of the neighborhood.

801 LaFarge is consistent with these patterns and blends well with the scale and character of the neighborhood. Located on a corner lot at the northwest corner of LaFarge and Spruce, it was designed as a visually prominent and locally rare two-story house. It has small grass lawns on the east and south sides enclosed with chain-link fencing. At the west end of the lot there is an outbuilding that is a combination garage and secondary residence, with a concrete drive from the garage to Spruce. The east side of the yard adjacent to the secondary residence is paved with concrete. Between the main house and secondary house there is a fenced grass lawn with a tree

9. Changes in Condition: None.
10. Changes to Location or Size Information: The house was moved west approximately 15 feet and north about 3 or 4 feet between 1950 and 1956.
11. Changes in Ownership: Same ownership as 2000 inventory form.
12. Other Changes, Additions, or Observations:

Further research has yielded more information about the ownership and use of the building from when the Eberharter family owned it prior to the early 1930s, and some information about 801 and 805 La Farge (5BL7984) from the time of the Smith ownership after the 1930s. These two properties (on Lots 1 and 2) have always been owned together.

- 1.) 801 La Farge was the residence for Ludwig (sometimes referred to as "Louis") and Martha Baier Eberharter for nearly thirty years in the early 1900s and they operated a store next door (now 805 La Farge). Both Ludwig and Martha had been born in Germany and were part of Louisville's early German population. Martha Baier was living in Louisville by 1880, when she was 2 years old.

Martha and Ludwig Eberharter achieved prominence in Louisville after somewhat humble beginnings when Ludwig was a coal miner. They came to own many properties and had a number of business interests. Ludwig was mayor in 1914-15. After he died in the 1930s, Martha continued to look after their business interests. In 1990, the Louisville Historical Commission and Chamber of Commerce posthumously honored Martha Eberharter with the Louisville Pioneer Award. A January 17, 1990 article from *The Louisville Times* states that "[t]he couple managed a series of successful investments, including a general merchandise store located at the northwest corner of Spruce and LaFarge [sic].... Eberharter saw to it that local miners received credit at her store through the summer months when they were out of work."

According to their granddaughter, Claudine Eberharter Seader, the Eberharter cattle farm property located south of Boulder was taken by the federal government for the construction in the early 1950s of the Rocky Flats, a nuclear arms production complex. According to Seader, her grandparents also had an ownership interest in a local coal mine, the Hi-Way Mine, which was in operation from 1930 to 1954, and owned other businesses.

Charles C. Welch, the developer of Jefferson Place, sold Lots 1 and 2 of Block 5 (now the location of 801 and 805 La Farge) to his sister-in-law, Lucy Welch, in 1882. Other early owners were William Hart (1882-1892) and John and Helen Jasko (1892-1903). Martha Eberharter acquired Lots 1 and 2 in 1903. By 1904, she and her husband, Ludwig, were listed in the Louisville section of the Boulder County Directory as living at "Lafarge and Spruce," which would describe the location of 801 La Farge. Ludwig was listed as a "merchant."

The federal census records for 1910, 1920, and 1930, each show Martha and Ludwig Eberharter living at this location on La Farge and having the general store. In 1910, Ludwig's occupation was listed as being the storekeeper of a general store, and Martha was the "sales lady" and their son, Frank, a "delivery boy."

The Louisville sections of Boulder County Directories list the Eberharters and their grocery store throughout the 1903-1931 time period. The 1916 directory includes a listing of what they sold: "Genl mdse, Dry Goods,

Groceries and Shoes, Wholesale Agts 'Pride of the Rockies' Flour." Before Louisville addresses changed in the late 1930s according to a certain formula, their home at the address of 306 La Farge and their store had the address of 308 La Farge.

Advertising for the Eberharter Store was included on a painted canvas movie curtain that dates from 1927-28 and is now part of the collection of the Louisville Historical Museum.

- 2.) Edward C. Smith purchased 801 and 805 La Farge from Martha Eberharter in 1931. Just as the Eberharters had done, Ed and his wife, Katherine Varra Smith, lived at 801 La Farge and operated a grocery store at 805 La Farge. Ed Smith was born in Colorado of English parentage, while Katherine was born in Colorado of Italian parentage.

According to an interview with the Smiths' son, Ray Smith, on July 7, 2009, Ray helped his father dig out the basement under the store at 805 La Farge using 5 gallon buckets. This took place when Ray was a child in the 1930s. Ed Smith also dug out the house basement at 801 La Farge by hand. The two basements were connected and there was one big basement under the two buildings.

Ray Smith also stated that Ed and Katherine moved the house at 801 La Farge back about 15 feet and over about 3 or 4 feet. This occurred between 1950 and 1956, as the change between the two buildings can be seen in the Boulder County Appraisal card photos for 1950 and 1956. Ed and Katherine then moved into the store building at 805 La Farge and rented out the house at 801 La Farge. The Louisville sections of Boulder County Directories for 1958 and 1960 indicate that their move occurred between 1958 and 1960, based on the change in the Smith's home address from 801 La Farge to 805 La Farge.

### Sources of information

Boulder County "Real Estate Appraisal Card – Urban Master," on file at the Carnegie Library for State and Local History in Boulder, Colorado.

Boulder County Clerk & Recorder's Office and Assessor's Office public records, accessed through <http://recorder.bouldercounty.org>.

Directories of Louisville residents and businesses on file at the Louisville Historical Museum.

Census records and other records accessed through [www.ancestry.com](http://www.ancestry.com).

Archival materials on file at the Louisville Historical Museum, including a clipping of an article from *The Louisville Times* newspaper dated Jan 17, 1990 and entitled "Historical Society to honor Eberharter as local pioneer."

Interview of Ray Smith, July 7, 2009, and of Claudine Eberharter Seader, July 21, 2009, by Bridget Bacon, Museum Coordinator, Louisville Historical Museum.

### 13. National Register Eligibility Assessment:

Eligible \_\_\_\_\_ Not eligible   X   Need data \_\_\_\_\_

Explain: The house lacks sufficient architectural integrity to be a contributing resource to a potential historic district and it lacks sufficient integrity to be individually eligible to the National Register. Replacement aluminum siding from 1982 is a major loss of integrity. The building was moved (albeit on the same lot) between 1950 and 1956; has replacement aluminum siding; and prominent character-defining corner porches on both the first and second floors have been filled in. Integrity of location, design, materials and association with the community's general store have been compromised.

13A. Colorado State Register: Not Eligible

13B. Louisville Local Landmark: Eligible for its association with key local business leaders. (See Management Recommendations.)

13C. Historic District potential:

Discuss: This building is being recorded as part of a 2010-2011 intensive-level historical and architectural survey of Jefferson Place, Louisville's first residential subdivision, platted in 1880. The purpose of the survey is to determine if there is potential for National Register, State Register or local historic districts. Jefferson Place is eligible as a State Register historic district under Criterion A, Ethnic Heritage, European, for its association with European immigrants who first lived here and whose descendants continued to live here for over fifty years. The period of significance for the State Register historic district is 1881 – 1980. Jefferson Place is potentially eligible as a National Register historic district under Criterion A, Ethnic Heritage, European. However it needs data to determine dates of some modifications, and to more definitely establish the significant impacts of various European ethnic groups on the local culture of Louisville. The period of significance of a National Register district is 1881 – 1963. Jefferson Place is eligible as a local Louisville historic district under local Criterion B, Social, as it exemplifies the cultural and social heritage of the community.

European immigrant families flocked to Colorado coal mining communities, including Louisville, in the late nineteenth and early twentieth centuries in search of economic opportunities they could not find in their own countries. Louisville's Welch Coal Mine, along with other mines in the area, recruited skilled workers from western Europe. In the early years before 1900, most of the miners who lived in Jefferson Place came from English-speaking countries.

Immigrants from England brought a strong tradition and expertise in coal mining. The English are widely credited with developing the techniques of coal mining that were used locally, and they taught these techniques to other miners. The British mining culture was instilled in the early Colorado coal mines. English immigrants also brought expertise in other necessary skills such as blacksmithing and chain forging.

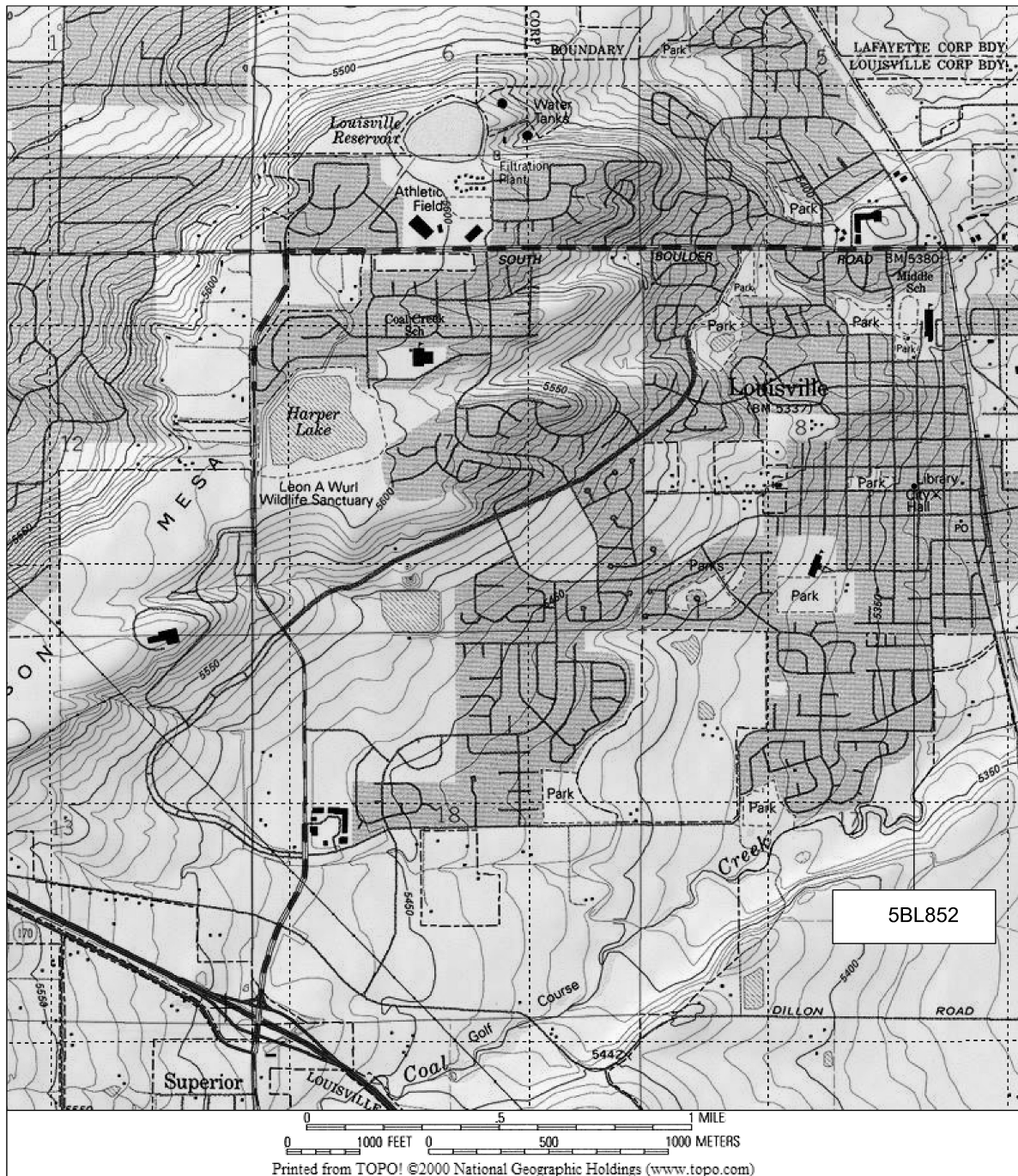
Later Jefferson Place residents arrived from Italy, France, Austria, Germany, Hungary, Slovakia, and Slovenia, among other places. The Italians eventually became the largest single ethnic group in Jefferson Place and in Louisville as a whole. About one-third of the houses in Jefferson Place were owned and occupied by Italian immigrants. Italian immigrants left their mark on Louisville in the food and beverage industries. To the present day, downtown Louisville is known throughout the Front Range for its tradition of Italian restaurants. The impacts of the heritage and customs of the other European ethnic groups could be significant, but are not well documented and need further investigation.

14. Management Recommendations: The property is worthy of nomination as a Louisville Local Landmark for its long association with key local business leaders. Its first owner and long-time resident Ludwig Eberharter was a European immigrant and coal miner, like many other Jefferson Place residents. He was a significant local figure and business owner. Along with his wife, he was the owner/operator of the general store next door at 805 LaFarge (5BL7984) from 1903 to 1931. Eberharter owned other businesses as well and had an ownership interest in the nearby Hi-Way Coal Mine. The next owner and resident of the house, Ed Smith, continued the historic pattern. He and his wife lived in the house and operated the adjacent store until the 1960s.
15. Photograph Types and Numbers: 5BL852\_801LaFarge\_01 through 5BL852\_801LaFarge\_08
16. Artifact and Field Documentation Storage Location: Electronic files of forms with embedded photos and maps at Colorado Historical Society. Electronic files of forms, and electronic files of photographs at City of Louisville, Colorado.
17. Report Title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado
18. Recorder(s): Kathy and Leonard Lingo, Avenue L Architects and Bridget Bacon, Louisville Historical Museum
19. Date(s): 2013
20. Recorder Affiliation: Avenue L Architects, 3457 Ringsby Court Suite 317, Denver CO 80216 (303) 290-9930

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Architectural Inventory Form  
USGS Location Map



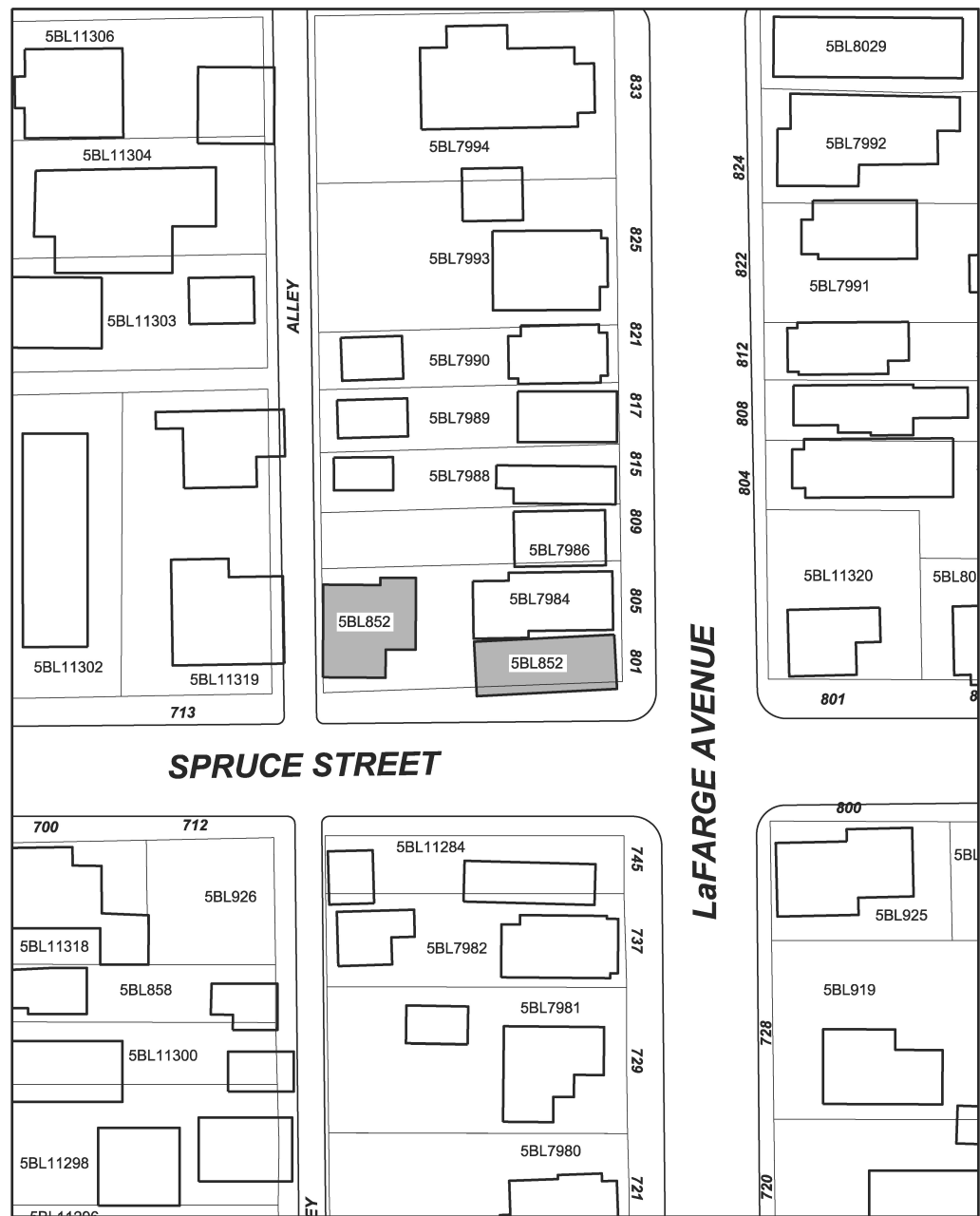
801 LaFarge Avenue, Louisville, Colorado

SOURCE: Extract of Louisville, Colorado  
USGS map, 1994.



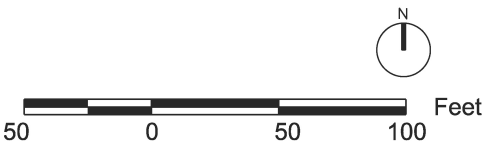
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Architectural Inventory Form  
Site Location Map



801 LaFarge Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado  
GIS Files.



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5BL852\_801LaFarge\_01 East

Resource Number: 5BL852  
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5BL858\_801LaFarge\_02 South



5BL858\_801LaFarge\_04 West

Resource Number: 5BL852  
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5BL852\_801LaFarge\_03 North

Resource Number: 5BL852  
Temporary Resource Number: 157508414012



5BL852\_801LaFarge\_05 Outbuilding East



5BL852\_801LaFarge\_06 Outbuilding South

Resource Number: 5BL852  
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5BL852\_801LaFarge\_07 Outbuilding West



5BL858\_801LaFarge\_08 Outbuilding North

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Undated photo, prior to 1931, Louisville Historical Museum 2009.049.004, donated by granddaughter of Martha and Ludwig Eberharter. 801 LaFarge is on the left and 805 LaFarge (5BL7984) is on the right.

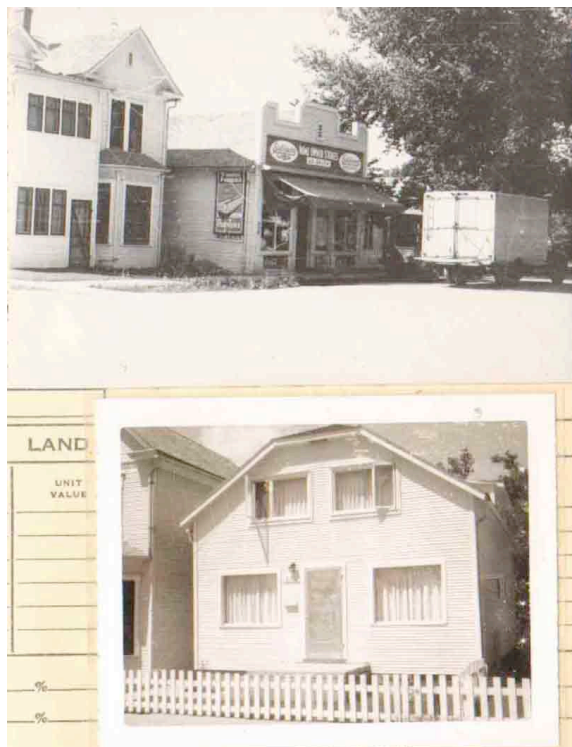


Undated photo, prior to 1931, Louisville Historical Museum 2009.049.005, donated by granddaughter of Martha and Ludwig Eberharter. 801 LaFarge is on the left and 805 LaFarge (5BL7984) is on the right.

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1950 photo, Boulder County appraisal card



Boulder County Appraisal Card photos for 805 LaFarge, showing both 801 and 805 LaFarge. Upper photo, 1950. Lower photo is 1956. Note that 801 LaFarge was moved between those two dates.